



## Legislation Details (With Text)

**File #:** 15-0352      **Version:** 1      **Name:**  
**Type:** Ordinance      **Status:** Agenda Ready  
**File created:** 3/27/2015      **In control:** Board of Mayor & Aldermen  
**On agenda:** 6/9/2015      **Final action:** 6/9/2015  
**Title:** Consideration of Ordinance 2015-06 An Ordinance to Create Title 13, Chapter 2 of the Franklin Municipal Code Establishing Regulations for Short Term Vacation Rentals. (Continued from 4/14/15 WS & BOMA, 4/28/15 1st Reading - BOMA 8-0; 2nd Reading Deferred 05-26-15) SECOND AND FINAL READING  
**Sponsors:** Chris Bridgewater  
**Indexes:**  
**Code sections:**  
**Attachments:** 1. ORD 2015-06 Establish Regulations for Short Term Vacation Rentals v2 REVISED 04-14.pdf, 2. 2015-06 STVR.pdf, 3. 14-545 STVR State Fire Marshals letter.pdf, 4. 14-545 STVR FMPC info 10-23-14.pdf, 5. Metro Ordinance - STVR Vacation Rentals 04-2015.pdf

Date	Ver.	Action By	Action	Result
6/9/2015	1	Board of Mayor & Aldermen	approved as amended	Fail
6/9/2015	1	Work Session	acknowledged	
5/26/2015	1	Board of Mayor & Aldermen	referred	
4/28/2015	1	Board of Mayor & Aldermen	referred	
4/14/2015	1	Work Session	acknowledged	Pass
4/14/2015	1	Board of Mayor & Aldermen	referred	Pass

**DATE:** April 6, 2015  
**TO:** Board of Mayor and Aldermen  
**FROM:** Eric Stuckey, City Administrator

**SUBJECT:**  
Consideration of Ordinance 2015-06 An Ordinance to Create Title 13, Chapter 2 of the Franklin Municipal Code Establishing Regulations for Short Term Vacation Rentals. (Continued from 4/14/15 WS & BOMA, 4/28/15 1<sup>st</sup> Reading - BOMA 8-0; 2<sup>nd</sup> Reading Deferred 05-26-15) SECOND AND FINAL READING

### Purpose

The purpose of this memorandum is to provide information to the Franklin Board of Mayor and Aldermen (BOMA) concerning an ordinance establishing regulations for Short Term Vacation Rentals similar to regulations established by Metro Nashville.

**Background**

Currently, the Board of Mayor and Aldermen have under consideration an amendment to the Use Table of the Zoning Ordinance that would allow Short Term Vacation Rentals in certain base zoning districts. Concern has been expressed over the requirement by the State Fire Marshal's Office to install fire sprinklers in existing buildings, some of which are historic. Metro Nashville has adopted similar regulations to what is proposed in this ordinance. These regulations contain language that has allowed Metro Codes Administration to satisfy safety requirements of the State Fire Marshal's Office without installing fire sprinklers. The primary requirements are that the number of bedrooms is limited to four, insurance is required, and smoke detectors are installed throughout the structure. It is anticipated that these proposed regulations will also allow Franklin Short Term Vacation Rentals to meet minimum safety requirements without having to install fire sprinklers.

**Financial Impact**

No significant financial impact is expected to the City of Franklin.

**Recommendation**

Staff recommends approval.